

APNs: 1319-30-616-018 *ptr*


**Recording Requested by and  
When Recorded, Mail to:**

T. Scott Brooke, Esq.  
Tianna R. Clore, Esq.  
Brooke Shaw Zumpft  
1590 Fourth Street, Suite 100  
Minden, NV 89423

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: 67.00  
BK-0310 PG-0281 RPTT: 0.00



I, the undersigned, hereby affirm that this document submitted for recording does not contain the Social Security number of any person or persons. (Per NRS 239B.030)

  
Name: Doris M. Azevedo

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**NOTICE OF DEFAULT AND ELECTION TO SELL**

NOTICE IS HEREBY GIVEN to JOHN R. ORTEGA and CINDY L. ORTEGA,  
Husband and Wife, as Joint Tenants:

That TAHOE SUMMIT VILLAGE TIMESHARE ASSOCIATION, a Nevada non-profit corporation, is owed assessments which are past due pursuant to that Declaration of Time Share Covenants, Conditions and Restrictions, originally recorded on April 5, 1983 as Document No. 78473, and as rerecorded May 24, 1983 as Document 80819 in the Official Records of Douglas County, State of Nevada, and the Declaration of Time Share Covenants, Conditions and Restrictions recorded on October 24, 1983 as Document No. 89976, and as amended by the First Amendment to Declaration of Time Share Covenants, Conditions and Restrictions recorded on November 10, 1983 as Document No. 090832 in the Official Records of Douglas County, State of Nevada, in amounts with interest and fees in the sum of \$1,361.79.

That TAHOE SUMMIT VILLAGE TIMESHARE ASSOCIATION recorded a Notice of Assessment and Claim of Lien for payment of this claim on 24 December 2009, as Document No. 0756199, in the Official Records of Douglas County.

That the property to be charged with a lien for payment of these claims is all that certain real property and improvements thereon situated in the County of Douglas, State of Nevada, and more particularly described as follows:

“ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

A Time Share interest comprised of the following:

PARCEL ONE:

An undivided 1/51<sup>st</sup> interest in and to that certain condominium estate described as follows:

(a) Condominium Unit No. 16, Building B, as set forth in the condominium map of Lot 33, Tahoe Village Unit No. 2, Third Amended Map, recorded February 26, 1981, as Document No. 53850, Official Records of Douglas County, State of Nevada, during ONE (1) “Use Period” within the SUMMER “Season” as defined in the Declaration of Time Share Covenants, Conditions and Restrictions, originally recorded on April 5, 1983 as Document No. 78473, and as rerecorded May 24, 1983 as Document 80819 in the Official Records, Douglas County, State of Nevada, and the Declaration of Time Share Covenants, Conditions and Restrictions recorded on October 24, 1983 as Document No. 89976, and as amended by the First Amendment to Declaration of Time Share Covenants, Conditions and Restrictions recorded on November 10, 1983 as Document No. 090832 in the Official Records of Douglas County, State of Nevada.

(b) An undivided 1/11<sup>th</sup> interest in and to the common area designated, depicted and described in the condominium map of Lot 33, Building B, Tahoe Village Unit No. 2, Third Amended Map, recorded February 26, 1981, as Document No. 53850, Official Records of Douglas County, State of Nevada, during and for the “Use Period” set forth in subparagraph (a) above.

PARCEL TWO:

A non-exclusive right to use the "Special Common Area" as defined, and for the purposes and on the terms and conditions set forth, in that certain Declaration of Annexation (Tahoe Summit Village) and Grant, Bargain and Sale Deed recorded May 27, 1987, in Book 587 at Page 2664 as Document No. 155368, Official Records of Douglas County, State of Nevada, during and for the "Use Period" set forth in subparagraph (a) above.

PARCEL THREE:

A non-exclusive right to use the real property known as Common Area on the official map of Tahoe Village Unit No. 2, recorded March 29, 1974 as Document No. 72495, Official Records of Douglas County, State of Nevada, as amended and modified, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973, as Document No. 63681, Official Records of Douglas County, State of Nevada, and as amended by instruments recorded with said County and State on September 28, 1973 as Document No. 69063 in Book 973, Page 812 and July 2, 1976 as Document No. 01472 in Book 776, Page 87 of Official Records during and for the "Use Period" set forth in subparagraph (a) above.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said Use Period within said Season."

NOTICE IS HEREBY GIVEN that TAHOE SUMMIT VILLAGE TIMESHARE ASSOCIATION has elected to sell or cause to be sold the real property described above to satisfy all of the obligations secured thereby, pursuant to the Declaration of Covenants, Conditions and Restrictions, and the provisions of Chapters 107, 116, 117 and 119 of the Nevada Revised Statutes.

Dated this 31<sup>st</sup> day of January, 2010

TAHOE SUMMIT VILLAGE  
TIMESHARE ASSOCIATION



Doris Azevedo, General Manager

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

Doris Azevedo, being first duly sworn, deposes and says:

That she is the General Manager of Tahoe Summit Village Timeshare Association, the claimant in the foregoing Notice of Default and Election to Sell; that she has read the foregoing Notice and knows the contents thereof; that to the best of her knowledge, information and belief, the contents of said Notice are true and correct; that she is authorized to execute this Notice on behalf of the claimant, and that she does so freely and voluntarily and for the purposes therein stated.



Doris Azevedo, General Manager

Subscribed and sworn to before me  
this 31<sup>st</sup> day of January, 2010.

Carolyn R. Treanor  
Notary Public

